

Phone 01604 629988 • Fax 01604 626247 • Email enquiries@abbeyross.co.uk

• Website www.abbeyross.co.uk

TOWN CENTRE RETAIL UNIT

TO LET

1,150 sq ft (106.8 m²)

**Reduced
Rent**

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Rent**

**Unit 7
The Ridings
St Giles Street
Northampton
NN1 1EZ**



Location

The Ridings Arcade is an extension of an existing arcade between Hennies and Morritz (H & M) and Sports Direct on Abington Street through to St Giles Street, connecting the prime retail area to the town's Post Office and busy commercial/retail area around St Giles Street/Deragate.

The units form part of the development which is a re-design of The Ridings Arcade, an original 1938 Co-Operative Store with art-deco façade comprising ten retail units of varying sizes having frontages to, and access from both St Giles Street and The Ridings.

Northampton is the county town of Northamptonshire with an urban population in excess of 195,000 and a catchment population of approximately 295,000 within commuting distance. Situated approximately 67 miles north-west of London and about 55 miles south-east of Birmingham, Northampton is placed at the centre of England. Both excellent access to the M1, A45 and A14 and a regular rail service to London Euston and Birmingham New Street give the town good local and national rail connections.

Description

The Ridings Arcade has recently undergone a total refurbishment with glazed tiles, marble and metal effects giving a light and airy atmosphere for shoppers but at the same time returning the art-deco environment for this part of the town centre to its original splendour. The subject provides ground floor lock-up retail accommodation with rear access and separate personnel access off The Ridings.

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Accommodation

Gross Frontage to The Ridings Arcade 14.16 m / 46' 6"
(Plus return frontage to The Ridings)
Total Net Sales Area approx. 106.8 m² / 1,150 sq ft

Kitchenette
WC
Loading Bay

Terms

The unit is available on a new effectively full repairing and insuring lease for a term to be negotiated at a net initial rental of £11,000 per annum exclusive subject to five yearly upward only rent reviews.

A service charge is payable to cover inter alia the cost of the arcade cleaning, lighting, security etc. Further details upon request.

Rates For the Year 2020/2021

Rateable Value £12,500
Rates Payable £6,237.50 pa

Business Rate Relief may be available. Any enquiries further should be directed to the Local Rating Authority on 0300 330 7000.

Legal Costs

The ingoing tenant to be responsible for the landlord's proper reasonable legal costs.

Value Added Tax

The property is registered for VAT and therefore VAT will be applicable.

RICS 1st Edition of the Code for Leasing Business Premises

ARPC encourage all Landlords and Lessees to consider the recommendations of this publication – applicants should enquire directly to the Agents to discuss specific terms. For further information visit www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition.htm

The agents are obliged to obtain suitable photo and address identification for any and all prospective lessees or purchasers. Applicants' co-operation in this regard is always appreciated.

Viewing and Further Information

Strictly by appointment only with the agents:-

AbbeyRoss Property Consultants
Albion House
Victoria Promenade
Northampton NN1 1HH

Telephone: 01604 629988
Email: ru@abbeyrossgb.com
Contact: Robin Ungemuth



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